Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Riviera Road, Avondale Heights Vic 3034

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

Median sale price

Median price $1,011,000 Property Type House Suburb Avondale Heights

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16 Norwood Dr KEILOR EAST 3033	$876,000	19/07/2025
2	490 Buckley St KEILOR EAST 3033	$911,000	21/06/2025
3	13 Heatherlea Cr KEILOR EAST 3033	$825,000	30/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/10/2025 17:32

32 Riviera Road, Avondale Heights Vic 3034

Basil Zoccali
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0407 846 171
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3 1 2

Property Type: House
Land Size: 548 sqm approx sqm approx

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2025: $1,011,000

Agent Comments

The property is a family home in original condition. Structurally in good condition and very well located.

Comparable Properties



16 Norwood Dr KEILOR EAST 3033 (REI/VG)

3 1 2

Price: $876,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 67 sqm approx

Agent Comments

The property is very similar in condition and size of the home, however is inferior in terms of location.



490 Buckley St KEILOR EAST 3033 (REI/VG)

3 1 1

Price: $911,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

The property is very similar in terms of condition and floorplan, however is superior in terms of land size, however is inferior due to the location and being on a busy road.



13 Heatherlea Cr KEILOR EAST 3033 (REI/VG)

3 2 2

Price: $825,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

The property is comparable in regards to condition and land size, however is inferior in terms of the location.

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